

Life Sciences and Technology Centers -- No. 789057

Category **General Government**
 Agency **Economic Development**
 Planning Area **Gaithersburg Vicinity**
 Relocation Impact **None**

Date Last Modified
 Previous PDF Page Number
 Required Adequate Public Facility

May 15, 2002
 9-29 (01 App)
 NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY01	Estimate FY02	Total 6 Years	FY03	FY04	FY05	FY06	FY07	FY08	Beyond 6 Years
Planning, Design and Supervision	891	261	200	430	180	250	0	0	0	0	0
Land	18	18	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	173	73	100	0	0	0	0	0	0	0	0
Construction	218	73	145	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	1,300	425	445	430	180	250	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	670	425	245	0	0	0	0	0	0	0	0
Current Revenue: General	630	0	200	430	180	250	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

This project was formerly called Shady Grove Life Sciences Center (SGLSC) and has been renamed because it now incorporates the Life Sciences Center II Design project (formerly PDF #780300). (1) The project provides funds to design and construct the public amenities at the existing SGLSC identified in the Comprehensive Design Plan for the Center. In addition, construction of these amenities will implement the remaining improvements necessary to meet M-NCPPC's subdivision requirements for this property. The scope of SGLSC was increased to provide for preparation of revised development and subdivision plans to increase the site density. (2) The project also provides for consulting services for the preparation of concept plans and preliminary subdivision plans for two of four additional sites identified in the County as ideal locations to provide a greater supply of readily available sites for prospective biotechnology and other technology companies expanding in or locating to the County. Twenty-five sites within the County were identified by the Department of Economic Development and a consulting and research firm was contracted to conduct an extensive marketability and feasibility study. The County and consulting firm determined that the four most promising sites are: surplus land on or adjacent to Montgomery College Germantown Campus, the WSSC Site 2 in White Oak, lands adjacent to Belward Research Campus, and the former Comsat site in Clarksburg. Of these sites, the Belward Research Campus and Comsat sites do not require additional planning and design work. Depending on the final outcome of the County's negotiations and partnerships with these property owners, any one, two, or all four sites could be developed into a new Life Sciences and Technology Center.

JUSTIFICATION

Montgomery County developed SGLSC as a research and development park for the purpose of providing a supply of readily available sites for prospective biotechnology companies. The SGLSC provides: a unique focus for the life sciences industry; the educational and research resources for County residents, employers, and labor force; and has been a catalyst in attracting world renowned life sciences companies such as TIGR, BioReliance, EntreMed, and Otsuka Pharmaceuticals. All the available parcels in the SGLSC have now been leased, purchased, or otherwise committed. The County has more recently focused its efforts on a 30-acre portion of the Johns Hopkins University Belward Research Campus in cooperation with the University. Thusfar, the Belward Campus has attracted two major biotechnology companies, Human Genome Sciences and Automated Precision, Inc., and HGS is committed to developing the remaining parcels. Given the success of the SGLSC and the growing mass of life sciences and other technology companies in the County, it is in the County's interest to continue to invest in and develop projects to attract and provide growth and expansion opportunities for life science and other technology companies.

Plans and Studies

SGLSC Report on the Proposed Comprehensive Design Plan and Amendments to the Development Plan, approved by the Planning Board on February 10, 1994, and by the County Council on February 14, 1995. Preparation of concept and preliminary subdivision plans for prospective Life Sciences and Technology Centers require the following elements: engineering survey and base maps; natural resources inventory; wetlands & floodplain survey; geotechnical report; traffic study and traffic mitigation plan; design and layout; stormwater management concept and plan; water, sewer and other utilities plans; and meetings and project management.

STATUS

The SGLSC project is in the final stage of implementation of the Planning Board and County Council approved Comprehensive Design Plan. The Planning Board approved the plan of subdivision, and the plans were subsequently recorded in the land records office in March 1995. The remaining construction and plans necessary to the increase the density will be completed in FY03.

OTHER

Additional improvements proposed by the Shady Grove Study Area Master Plan and the Life Sciences Center Development Plan are not contained in this project. These changes include the extension of Blackwell Road and modification of adjoining parking lots and entrances resulting from the extension of Blackwell Road. The extension of Blackwell Road was reconfirmed by the County Council in adopting the Gaithersburg Vicinity-Shady Grove Master Plan Amendment in November 1996. All existing sites for biotechnology companies have been leased.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY90	(\$000)
Initial Cost Estimate		4,000
First Cost Estimate		
Current Scope	FY01	870
Last FY's Cost Estimate		870
Present Cost Estimate		1,300
Appropriation Request	FY03	180
Appropriation Request Est.	FY04	250
Supplemental		
Appropriation Request	FY02	0
Transfer		0
Cumulative Appropriation		870
Expenditures/		
Encumbrances		748
Unencumbered Balance		122
Partial Closeout Thru	FY00	0
New Partial Closeout	FY01	0
Total Partial Closeout		0

COORDINATION

Department of Economic Development
 Department of Public Works and Transportation-
 Division of Facilities and Services
 M-NCPPC
 Tenants of the SGLSC
 Facility Planning: MCG
 Montgomery College
 WSSC
 Johns Hopkins University

MAP

See Map on Next Page

SHADYGROVE LIFE SCIENCES CENTER

